

PUBLIC HEARING – TOWN OF SULLIVAN PLANNING BOARD – APRIL 5, 2022
STEVE DURFEE (KEN KATZENSTEIN) – 2 LOT SUBDIVISION – 7427 BOLIVAR ROAD
AG ZONE SLB 30-2-50

The hearing was opened by Frank Park. The secretary read the notice as published in the Oneida Dispatch.

Present: Frank Park, Dave Allen, Sherry Menninger, John Ceresoli, Paul Jasek, Rich Andino, atty, and Phil Costanzo, codes office

Ken Katzenstein is selling 52.6 acres which will be separated into two parcels. Lot #1 is 2.65 acres and Lot #2 is 50.1 acres.

No one spoke for or against this two-lot subdivision at 7427 Bolivar Road.

A motion was made by Paul Jasek and seconded by John Ceresoli to name the Town of Sullivan Planning Board lead agency and make a negative declaration to the short form SEQR. All in favor.

A motion was made by Sherry Menninger and seconded by Paul Jasek to close the hearing.

REGULAR MEETING TOWN OF SULLIVAN PLANNING BOARD – APRIL 5, 2022

The regular meeting of the Town of Sullivan Planning Board began at 7PM.

Present: Frank Park, Dave Allen, Sherry Menninger, Paul Jasek, John Ceresoli, Rich Andino, atty and Phil Costanzo,

A motion was made by John Ceresoli and seconded by Dave Allen to accept the March 1, 2022 minutes. All in favor.

STEVE DURFEE –(KEN KATZENSTEIN) TWO SUBDIVISION – 7427 BOLIVAR – SLB 30.-2-50

The Board found no problems with this 2-lot subdivision of 2.65 acres and 50.1 acres.

A motion was made by Paul Jasek and seconded by John Ceresoli to accept this two-lot subdivision on 7427 Bolivar Road. All in favor.

DOLLAR GENERAL – 1414 ROUTE 5 WEST- 2 LOT SUBDIVISION- BUSINESS ZONE
RETAIL PROPERTY – SLB 48-1-21.11

Jason Lang appeared before the Planning Board seeking approval of a two-lot subdivision to separate 2.081 acres from the remaining acreage. The land is located across from the Casino. They are separating this lot from the larger lot, which includes a doctor's office and a dental office which will be on the remaining property. The map that is being considered is dated 8/24/2021.

A motion was made by Dave Allen and seconded by John Ceresoli to name the Town of Sullivan Planning Board lead agency and make a negative declaration to the short form SEQR and to schedule a public hearing for May 3, 2022 at 6:45AM. All in favor

DOLLAR GENERAL 1414 ROUTE 5 WEST – RETAIL PROPERTY

The Board stated that there will be no action until Barton & Logouidice has submitted their review to the Board. DOT has commented on the entrances. Parking spots (56) have been worked out and designated parking will be stated on the map. The Board is concerned with the image of the building and would prefer an upgraded look that doesn't look like a warehouse. Canopies and awnings will be incorporated in this project. Trees will also be added. The Board is concerned about the "look" from Route 5 and the look of the building from the east and west.

Vertical siding should be placed on the entire front. Lighting will be needed in the front of the building. They will return to the May 3, 2022 meeting.

STEVE NELOPOVITZ – (MR B's) – SPECIAL USE PERMIT – STORAGE UNITS – BUSINESS ZONE 2287 ROUTE 31, SLB 11.37-1-25

Mr. Nelopovitz appeared before the Board. He would like to add 44 storage units 10' x 20' on outside and 10' x 30' on the roadside (Cayuga) and also 10' x 10' and 10'x15' units. There will be doors at each end of the two buildings.

Andy Busa, Town Supervisor, has seen the drainage plan for the project. The Board would like to see a layout of the buildings, including building heights. Show where lights will be located. There will be no additional signage.

A motion was made by Sherry Menninger and seconded by Dave Allen to schedule a public hearing for May 3, 2022 at 6:30PM for a special use permit to add 44 storage units to his property at 2287 Route 31. All in favor.

DENISE ROEHM – 1136 WALNUT GROVE ROAD, BRIDGEPORT – 2 LOT SUBDIVISION MR -12 ZONE

Denise Roehm appeared before the Board to discuss a two-lot subdivision at 1136 Walnut Grove Road, Bridgeport. She would like to separate an area that contains a house from the remainder 5+ acre property. She appeared with a sketch only, but no map. They need 75 ft. of road frontage. The area separated with the house is 20,000 sq. ft. (approximately ½ acre). Ms. Roehm will return with a map. Forrest Seguin is the surveyor and he will return in May with a map.

GEORGE CORKRAN– 470 DAMON POINT ROAD, BRIDGEPORT, NY – 3-LOT SUBDIVISION – MR-12 ZONE- SLB 3-2-32.31

Mr. Corkran appeared before the Board with plans for a three- lot subdivision at 470 Damon Point Road in an MR-12 zone. He presented maps showing the three lots. Lot #1 is 1.25 acres, and fronts on Damon Point Rd. Lot #2 is 1.123-acres and Lot #3 is 12.4 acres. There is a 30 x 100 'piece in front of Jeff Cases property. He has public sewer and water. He may add a grinder pump and would need a pad. He will speak to Larry Ball regarding the feasibility of this.

A motion was made by John Ceresoli and seconded by Dave Allen to name the Town of Sullivan Planning Board lead agency to the short form SEQR. The SEQR was reviewed and a negative declaration was made. A public hearing will be held on May 3 2022 at 6:15PM. All in favor.

JEFF TAYLOR – CAMPGROUNDS – NEW BOSTON ROAD

Mr. Taylor returned to the Board as they would like to start the process. DEC said that it could take up to 6 months before he can start. He would like to generate some income by developing the north side of the road with a smaller septic system. His plan is to separate the two venues by using a high pressure raised bed system. The permit can be obtained in a short time. The new project could operate on its own. He would like to go ahead with the wedding venue and he presented new plans to the Board showing the north side of the road. The elevations have been changed. The SWPPP has been addressed. The site of the wedding venue has been moved and landscaping retention pond and waterfall will be added. It will include a banquet facility and an animal enclosure. He plans to add cabins and will continue to have the treehouses on the north side. The Board needs to hear from Barton & Logoudice on this latest plan and may have a special meeting before the May meeting. Mr. Taylor will return.

A motion was made by Sherry Menninger and seconded by John Ceresoli to adjourn the meeting at 8:40PM. All in favor.

Respectfully submitted,